



Promoting the wise use of land  
Helping build great communities

**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Planning Commission**

<b>MEETING DATE</b> October 13, 2005	<b>CONTACT/PHONE</b> Terry Wahler, 781-5621	<b>APPLICANT</b> Don Severa	<b>FILE NO.</b> AGP2004-00024
<b>SUBJECT</b> Proposal by Don Severa to alter the boundaries of an agricultural preserve and contract by adding approximately 120 acres. The project site is located on Dover Canyon Road approximately 1.4 miles north of the intersection of Dover Canyon Road and Highway 46, approximately 6.2 miles west of the community of Templeton. The site is in the Adelaida Planning Area.			
<b>RECOMMENDED ACTION</b> Recommend approval of this request to alter the boundaries of an agricultural preserve to the Board of Supervisors as follows: <b>Preserve Designation:</b> Templeton Agricultural Preserve No. 32 Amendment No. 1 <b>Minimum Parcel Size:</b> 320 Acres <b>Minimum Term of Contract:</b> Remaining Minimum Term of Existing Contract (10 years)			
<b>ENVIRONMENTAL DETERMINATION</b> Categorical Exemption (Class 17)			
<b>LANDUSE CATEGORY</b> Agriculture	<b>COMBINING DESIGNATION</b> None Applicable	<b>ASSESSOR PARCEL NUMBERS:</b> 014-231-004, 016, 017, 021 & 022	<b>SUPERVISOR DISTRICT(S)</b> 1
<b>PLANNING AREA STANDARDS:</b> None Applicable		<b>LAND USE ORDINANCE STANDARDS:</b> Section 22.22.040C(2) – Minimum parcel size for new agricultural preserves	
<b>EXISTING USES:</b> Grazing land, one shed			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Agriculture/Grazing & Rural Residences <i>East:</i> Agriculture/Grazing & Rural Residences <i>South:</i> Agriculture/Grazing & Rural Residences <i>West:</i> Agriculture/Grazing			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: N/A			
<b>TOPOGRAPHY:</b> Generally moderately sloping with some steeply sloping portions		<b>VEGETATION:</b> Mostly open grassland, with dense oak woodlands	
<b>PROPOSED SERVICES:</b> None required		<b>ACCEPTANCE DATE:</b> June 6, 2005	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER - SAN LUIS OBISPO, CALIFORNIA 93408 (805) 781-5600 FAX: (805) 781-1242			

D-2

## PROJECT REVIEW

### Background

Templeton Agricultural Preserve No. 32 was established on 152 acres of land in 1981. The contract (recorded 2/7/78 in volume 2307 page 797, resolution number 81-66) established a 320 acre minimum parcel size for this rangeland parcel. The applicant is applying to expand the agricultural preserve and contract by adding 120 acres of adjacent land.

### Site and Area Characteristics

The site to be added consists of moderately rolling grass land with some steeply sloping portions and areas of dense oak woodland. The site is currently used as rangeland. Land to the north and east is also in Agricultural Preserve, under land conservation contract and used largely for grazing. Water sources for livestock include stock ponds and spring-fed water troughs. Exhibit A shows the location, topography, and land use designations of the site and adjacent properties.

The following table shows the Natural Resources Conservation Service soils rating of the site and the existing adjacent contracted land:

Land Capability Class		Irrigated Crop Suitability	Rangeland Suitability	Dry Farm Suitability	Acres to be added	Existing Acres	Total Acres
If Irrigated	If Non-Irrigated						
I	IV	Well-Suited	Well-Suited	Well-Suited	15	0	15
I	IV	Well-Suited	Poorly Suited	Poorly Suited	9	0	9
III	IV	Well-Suited	Poorly Suited	Poorly Suited	0	13	13
IV	IV	Well-Suited	Poorly Suited	Poorly Suited	0	1.5	1.5
na	VI		Poorly Suited	Poorly Suited	10	60	70
na	VII		Well-Suited	Suited	73	66.5	139.5
na	VII		Poorly Suited	Suited	13	11	24
						Total	272

### Compliance with the Agricultural Preserve Rules of Procedure

The property is not eligible for a separate contract because it does not meet the current eligibility requirements for an agricultural rangeland preserve since it has less than 100 acres of land described in the soils report as "well-suited as rangeland". A factor in this determination was the significant acreage with dense oak woodland that limits its suitability as rangeland.

However, the site qualifies for addition to the existing agricultural preserve and land conservation contract according to the following provision in the Rules of Procedure: *"A property owner under contract who acquires adjacent parcels of any size may add this land by amendment of the existing agricultural preserve and contract; the contract amendment is to recognize the remaining term of the original contract but in no event less than 10 years."*

The existing property subject to contract includes approximately 152 acres of land with over 100 acres suited as rangeland, and the proposed addition will increase that amount by 88 acres. The remaining 32 acres being added is listed as "poorly suited as rangeland" or has dense oak woodland, but will offer some additional, if limited, forage value for grazing.

The appropriate minimum parcel size is 320 acres because the existing contract specifies a 320 acre minimum parcel size and the site's use and potential are primarily limited to grazing. The remaining term of the existing contract is 10 years and would also be the appropriate term for the added land.

### **Agricultural Preserve Review Committee**

The Review Committee meeting was held from 1:30 to 4:00 p.m. on June 27, 2005, at the U.C. Cooperative Extension auditorium in San Luis Obispo. The agenda included three requests to establish new agricultural preserves to enable applicants to enter into land conservation contracts, two requests to amend the boundaries of existing agricultural preserves and contracts to add land; two requests to rescind a contract and simultaneously enter into two new contracts to reflect the division of the property into two parcels, and a discussion of airstrips on contracted land.

Voting members of the Review Committee present were Don Warden (Agricultural Liason Committee), Irv McMillan (Environmental Organization Member), Wayne Jensen (Farm Advisor), Hugh Pitts (Farm Bureau), Ed Carson (Land Conservancy of San Luis Obispo County) arriving for item 8, Robert M. Sparling (Public-at-Large Member), Lynda Auchinachie (County Agricultural Commissioner's Office), County Assessor (Sara Sylwester), and Warren Hoag (County Planning and Building Department).

Absent from the meeting were representatives of the Farm Service Agency, Cattlemen's Association, Soil Science Member. The meeting was chaired by Warren Hoag. Staff reports were presented to the committee by Terry Wahler and Andrea Miller of the Planning and Building Department.

The applicant, Don Severa, was present for this item. Staff described the applicant's request and summarized the staff report including the current agricultural use and the suitability of the soils for the intended agricultural use. Warren Hoag added that no potential for conveyance of the parcels within the new contract would occur due to the larger minimum parcel size. Irv Mc Millan discussed this issue further.

D-4

Following the discussion, Irv Mcmillan moved that the committee recommend approval of the request as presented by staff. This motion was seconded by Lynda Auchinachie and approved by the Review committee 8 to 0.

## **RECOMMENDATIONS**

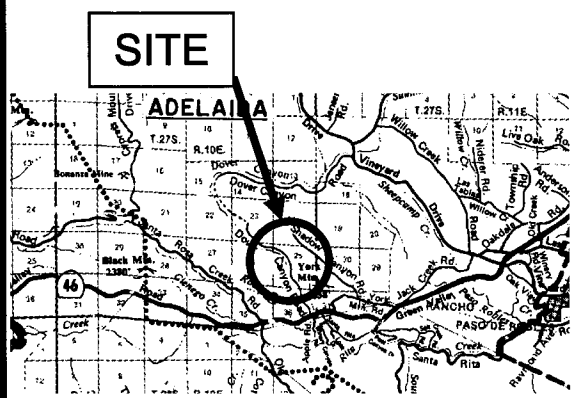
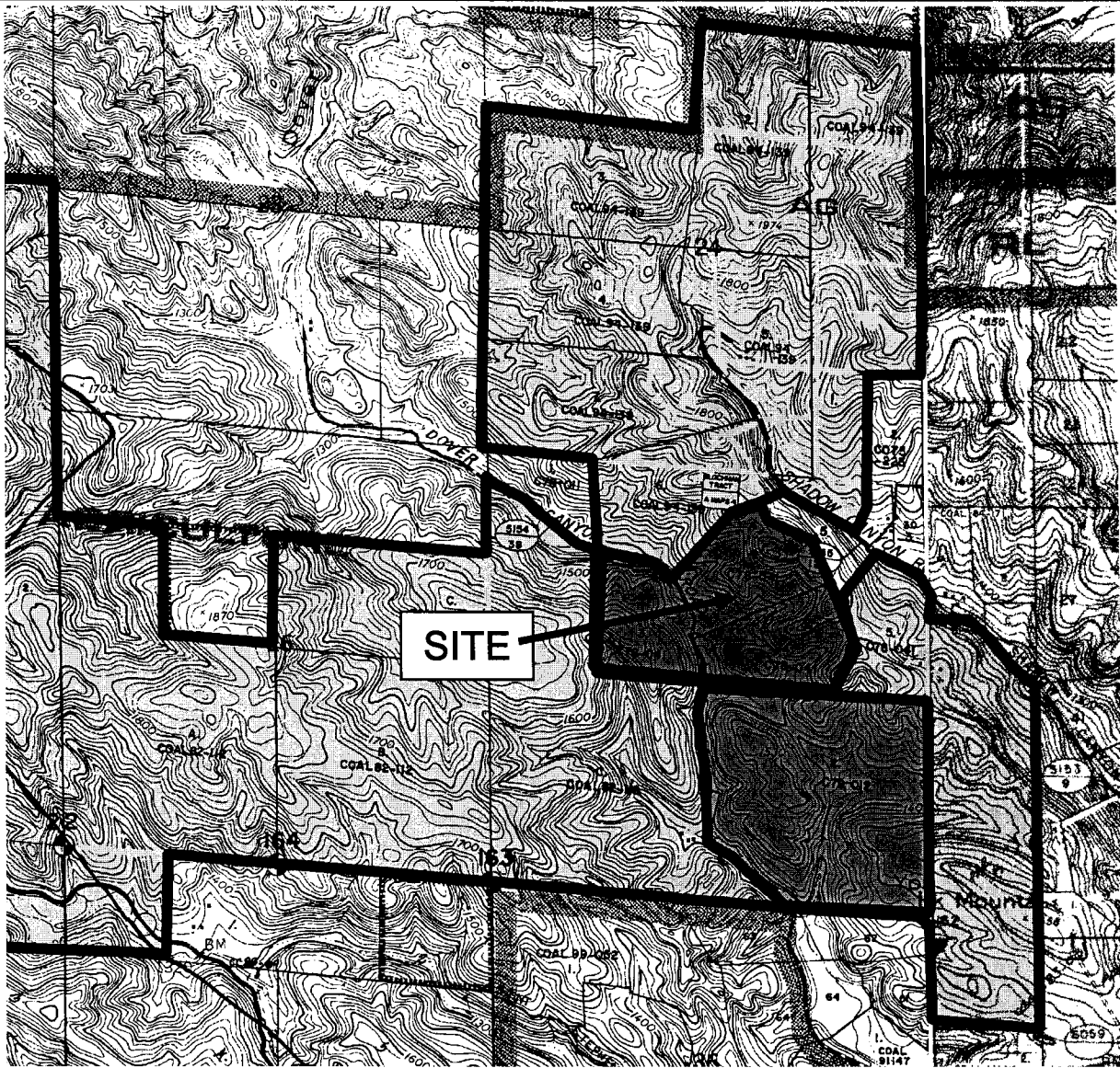
Recommend approval of this request to alter the boundaries of an agricultural preserve and contract by adding land to the Board of Supervisors as follows:

<b>Preserve Designation:</b>	<b>Templeton Agricultural Preserve No. 32 Amendment No. 1</b>
<b>Minimum Parcel Size:</b>	<b>320 Acres</b>
<b>Minimum Term of Contract:</b>	<b>Remaining Minimum Term of Existing Contract</b>

## **FINDINGS**

- A.** The proposed amendment of this agricultural preserve is consistent with the San Luis Obispo County General Plan, including the Land Use Element and the Agriculture and Open Space Element, and the County's Rules of Procedure to Implement the California Land Conservation Act of 1965 since the preserve is being enlarged into a more usable grazing unit.
- B.** The proposed amendment of this agricultural preserve is appropriate and consistent with the rural character of the surrounding area.

Report prepared by Terry Wahler, Senior Planner  
and reviewed by Warren Hoag, Division Manager  
Agricultural Preserve Program



## EXHIBIT A: Templeton Agricultural Preserve No. 32, Amendment No. 1



Parcels Added to Preserve: APN 014-231-004, 016, 017, 021, 022



Existing Agricultural Preserve: APN 014-201-019  
Severa – Reso 81-66 2/23/81 - Vol. 2307 Pg. 797



Surrounding Land in Preserve and Contract

### EXHIBIT A

Altering the Boundaries of an Agricultural Preserve

File No. AGP2004-00024 – Severa

Minimum Parcel Size: 320 acres

Minimum Term of Contract: Remaining Term of Existing Contract

Resolution No.

Date: